

CABRAMATTA WEST SENIORS HOUSING

2-4 SATARA AVE, 5 SYDNEY LUKER ROAD, 1-3 UTZON ROAD, CABRAMATTA WEST
LANDSCAPE ARCHITECTURE PACKAGE

DRAWING LIST				
Sheet No.	Sheet Name	Rev	Date	Rev
LA-0001	Cover Sheet & Drawing List	P5	27/02/25	Issue for DA
LA-0002	General Note and Legend	P5	27/02/25	Issue for DA
LA-1000	Overall Site Plan	P5	27/02/25	Issue for DA
LA-1100	General Arrangement Plan	P5	27/02/25	Issue for DA
LA-1101	General Arrangement Plan	P5	27/02/25	Issue for DA
LA-3100	Planting Plan	P5	27/02/25	Issue for DA
LA-3101	Planting Plan	P5	27/02/25	Issue for DA
LA-4100	Sections & Elevations	P5	27/02/25	Issue for DA
LA-4101	Sections & Elevations	P5	27/02/25	Issue for DA
LA-5100	Landscape Details - Sheet 1	P5	27/02/25	Issue for DA
LA-5101	Landscape Details - Sheet 2	P5	27/02/25	Issue for DA
LA-6100	Landscape Planting Schedule	P5	27/02/25	Issue for DA
LA-6101	Landscape Material Schedule	P5	27/02/25	Issue for DA



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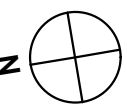
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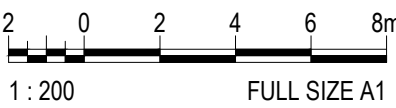


PROJECT
CABRAMATTA WEST SENIORS HOUSING
PROJECT ADDRESS
2-4 SATARA AVENUE, 5 SYDNEY LUKER ROAD, 1-3 UTZON ROAD CABRAMATTA WEST

NO.	DATE	REVISION
P5	27/02/2025	DA Submission
P4	14/02/2025	Draft DA Submission
P3	24/01/2025	Draft DA Submission
P2	17/01/2025	Draft DA Submission
P1	22/11/2024	100% Concept Design



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TITLE
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LA-0001

REVISION
P5

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3. SERVICES

BEFORE LANDSCAPE WORK IS COMMENCED THE LANDSCAPE CONTRACTOR IS TO ESTABLISH THE POSITION OF ALL SERVICE LINES & ENSURE TREE PLANTING IS CARRIED OUT AT LEAST 3m AWAY FROM THESE SERVICES. SERVICE LIDS, VENTS & HYDRANTS SHALL BE LEFT EXPOSED & NOT COVERED BY ANY LANDSCAPE FINISHES (TURFING, PAVING, GARDEN BEDS ETC.) FINISH ADJOINING SURFACES FLUSH WITH PIT LIDS.

4. DEMOLITION WORKS

WORK TO BE UNDERTAKEN WITH MINIMAL DISTURBANCE TO ADJOINING PROPERTY. PROVIDE PROTECTION WITH REGARDS TO: WEATHER PROTECTION, DUST PROTECTION, SECURITY & ACCESS, DANGEROUS MATERIALS, WORK SAFETY, CUSTOMER & PUBLIC SAFETY IN & AROUND SITE DURING CONSTRUCTION. ALLOW FOR TEMPORARY FENCING, HOARDING & GATE ACCESS AROUND THE ENTIRE PERIMETER OF THE SITE FOR THE DURATION OF THE CONTRACT. BUILDER TO PROVIDE PROPOSAL FOR APPROVAL. EXISTING SURFACES TO BE RETAINED ARE TO BE PROTECTED. ANY DAMAGE SUSTAINED DURING THE DURATION OF THE WORKS IS TO BE REPLACED OR MADE GOOD TO AN EQUIVALENT STANDARD OR BETTER. ALLOW FOR MAKING GOOD ALL EXISTING SURFACES EXPOSED AFTER REMOVAL OF EXISTING FIXTURES AND FITTINGS. UNEXPECTED OR UNDOCUMENTED DILAPIDATION OF FIXTURES OR MATERIALS DISCOVERED DURING THE DEMOLITION WORKS SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER. THE EXTENT OF ANY NEW WORKS RESULTING IS TO BE AGREED WITH THE PROJECT MANAGER PRIOR TO PROCEEDING. ALL ITEMS TO BE REMOVED FROM SITE FOR REINSTATEMENT AFTER COMPLETION ARE TO BE STORED IN A SECURE DRY LOCATION TO BE AGREED WITH THE PROJECT MANAGER AND CLIENT. ALL DEMOLISHED FIXTURES AND MATERIALS ARE TO BE REMOVED FROM SITE & DISPOSED OF SAFELY & LEGALLY BY THE BUILDER. INSPECT, REVIEW & CONFIRM ALL WORKS ON SITE PRIOR TO COMMENCEMENT OF WORKS. BUILDER TO SEEK ARBORIST APPROVAL PRIOR TO REMOVAL OF TREES. EXISTING TREES TO BE RETAINED ARE TO BE PROTECTED. ANY DAMAGE SUSTAINED DURING THE DURATION OF THE WORKS IS TO BE REPLACED OR MADE GOOD TO AN EQUIVALENT STANDARD OR BETTER. REFER TO RELEVANT CONSTRUCTION MANAGEMENT PLANS - SPOIL MANAGEMENT PLAN, SITE MANAGEMENT PLAN, UTILITY MANAGEMENT PLAN, AND THE INCIDENT RESPONSE PLAN.

5. LANDSCAPE WORKS

A TREE PROTECTION ZONE (TPZ) SHALL BE ESTABLISHED FOR ANY WORKS NEAR ANY EXISTING TREES, AS PER THE METHOD OUTLINED IN THE CURRENT AS4970-2009. PERMISSION FROM THE PROJECT AND/OR COUNCIL ARBORIST IS REQUIRED FOR ACTIVITIES THAT DO NOT COMPLY WITH THE CURRENT AUSTRALIAN STANDARDS.

6. ARBORIST MANAGEMENT OF TREE PROTECTION

A QUALIFIED & APPROVED AQF LEVEL 5 ARBORIST IS TO BE CONTRACTED TO UNDERTAKE OR MANAGE THE INSTALLATION OF PROTECTIVE FENCING, & TO UNDERTAKE SUCH MEASURES AS THEY DEEMS APPROPRIATE TO PRESERVE THE SUBJECT TREES TO BE RETAINED.

7. DRAINAGE CELL & FILTER FABRIC

FOR ON-SLAB AREAS INSTALL AN APPROVED 'DRAINAGE CELL' PRODUCT TO COMPREHENSIVELY COVER THE BOTTOM OF ALL PLANTERS. OVER DRAINAGE CELL TO ON-SLAB AREAS, A POLYFELT GEOTEXTILE LINING (AS SUPPLIED BY POLYFELT TS' OR APPROVED EQUIVALENT) IS TO BE INSTALLED TO COVER THE BOTTOM OF ALL PLANTERS, TURNED UP 300mm & TAPED TO THE PLANTER SIDES TO ENSURE SOIL MIX DOES NOT ESCAPE INTO DRAINAGE OUTLETS/HOLES. INSTALL MIN. 50mm COARSE RIVER SAND OVER ALL GEOTEXTILE LINING PRIOR TO INSTALLATION OF SOIL MIX.

8. PLANTING MIXTURE

SHALL BE HOMOGENOUS BLEND OF SOIL AND ADDITIVES IN THE FOLLOWING PROPORTIONS: EXISTING SITE SOIL IF SUITABLE OR IMPORTED TOPSOIL 50%, COMPOST 30%, D/W SAND 20%. SOIL TESTING OF EXISTING SITE SOIL IS TO BE UNDERTAKEN TO ASSESS SUITABILITY OF USE AS PLANTING TOPSOIL & COMPLIANCE WITH AUSTRALIAN STANDARDS.

9. MULCH APPLICATION

PLACE MULCH TO THE REQUIRED DEPTH, (REFER TO DRAWINGS) CLEAR OF PLANT STEMS, AND RAKE TO AN EVEN SURFACE FINISHING 25mm BELOW ADJOINING LEVELS. ENSURE MULCH IS WATERED IN & TAMPED DOWN DURING INSTALLATION.

10. PLANT MATERIAL

ALL PLANTS SUPPLIED ARE TO CONFORM WITH THOSE SPECIES LISTED IN THE PLANT SCHEDULE ON THE DRAWINGS. GENERALLY PLANTS SHALL BE VIGOROUS, WELL ESTABLISHED, HARDENED OFF, OF GOOD FORM CONSISTENT WITH SPECIES OR VARIETY, NOT SOFT OR FORCED, FREE FROM DISEASE OR INSECT PESTS WITH LARGE HEALTHY ROOT SYSTEMS AND NO EVIDENCE OF HAVING BEEN RESTRICTED OR DAMAGED. TREES SHALL HAVE A LEADING SHOOT. IMMEDIATELY REJECT DRIED OUT, DAMAGED OR UNHEALTHY PLANT MATERIAL BEFORE PLANTING. ALL STOCK IS TO BE CONTAINER GROWN FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO SITE.

11. FERTILISER MASS PLANTING AREAS:

FERTILISER SHALL BE 'NUTRICOTE' OR APPROVED EQUIVALENT IN GRANULE FORM INTENDED FOR SLOW RELEASE OF PLANT NUTRIENTS OVER A PERIOD OF APPROXIMATELY NINE MONTHS. THOROUGHLY MIX FERTILISER WITH PLANTING MIXTURE AT THE RECOMMENDED RATE, PRIOR TO INSTALLING PLANTS. TURF SHALL BE SIR WALTER BUFFALO. SHIRLEYS NO. 17 OR APPROVED EQUAL LAWN FOOD SHALL BE THOROUGHLY MIXED INTO THE TOPSOIL PRIOR TO PLACING TURF. TREES IN GRASS & SUPER ADVANCED TREES: PELLETS SHALL BE IN THE FORM INTENDED TO UNIFORMLY RELEASE PLANT FOOD ELEMENTS FOR A PERIOD OF APPROXIMATELY NINE MONTHS EQUAL TO SHIRLEYS KOKEI PELLETS, ANALYSIS 6.3:1.8:2.9. KOKEI PELLETS SHALL BE PLACED AT THE TIME OF PLANTING TO THE BASE OF THE PLANT, 50mm MINIMUM FROM THE ROOT BALL AT A RATE OF TWO PELLETS PER 300mm OF TOP GROWTH TO A MAXIMUM OF 8 PELLETS PER TREE.

12. STAKING AND TYING

STAKES SHALL BE STRAIGHT HARDWOOD, FREE FROM KNOTS & TWISTS, POINTED AT ONE END & SIZED ACCORDING TO SIZE OF PLANTS TO BE STAKED.
A. 5-15 LITRE SIZE PLANT 1x(1200x25x25mm);
B. 35-75 LITRE SIZE PLANT 2x(1500x38x38mm);
C. 100-GREATER THAN 200LITRE 3x(1800x50x50mm).
TIES SHALL BE 50mm WIDE HESSIAN WEBBING OR APPROVED EQUIVALENT NAILED OR STAPLED TO STAKE. DRIVE STAKES A MINIMUM ONE THIRD OF THEIR LENGTH, AVOIDING DAMAGE TO THE ROOT SYSTEM, ON THE WINDWARD SIDE OF THE PLANT.

15. IRRIGATION SYSTEM

A TEMPORARY IRRIGATION SYSTEM IS TO BE INSTALLED FOR THE ESTABLISHMENT OF PLANTS. THE INTENT IS TO DISCONNECT THE IRRIGATION SYSTEM UPON PLANT ESTABLISHMENT. LOW WATER USE PLANT TYPES HAVE BEEN SELECTED THROUGHOUT THE SITE. THE IRRIGATION SYSTEM COULD BE RETAINED IN PLACE TO BE UTILISED IN PERIODS OF EXTREME DRY PERIODS AT THE DISCRETION OF COUNCIL. IRRIGATION SYSTEM IS TO BE CONNECTED TO THE PROPOSED RAINWATER TANK.

16. TURF

TURF ALL LANDSCAPE AREAS AS SHOWN ON THE LANDSCAPE DRAWINGS. TURF IS TO HAVE AN EVEN THICKNESS OF NOT LESS THAN 25mm. OBTAIN TURF FROM AN APPROVED GROWER. FURNISH A WARRANTY FROM THE GROWER THAT THE TURF IS FREE FROM WEEDS AND OTHER FOREIGN MATTER. DELIVER TURF TO THE SITE WITHIN 24 HOURS OF BEING CUT, AND LAY IT WITHIN 24 HOURS OF BEING DELIVERED. TO PREPARE GRADED AREAS TO RECEIVE TURF, EXCAVATE THE AREA AND CULTIVATE SO AS TO ALLOW FOR IMPORTING OF 100mm OF TURF UNDERLAY SOIL. REMOVE ALL STONES OVER 50mm Ø & REMOVE ALL WEEDS AND FOREIGN MATTER. SPREAD SOIL MIX A.B.S TO A DEPTH OF 100mm AND GRADE TO APPROPRIATE LEVELS TO ACHIEVE GENERAL EVEN GRADES TO DRAINAGE OUTLETS INSTALLED BY OTHERS. LAY THE TURF ALONG THE LAND CONTOURS WITH STAGGERED, CLOSE BUTTED JOINTS, SO THAT THE FINISHED TURF SURFACE IS FLUSH WITH ADJACENT FINISHED SURFACES OF PAVING & THE LIKE. AS SOON AS PRACTICABLE AFTER LAYING, ROLL THE TURF WITH A ROLLER WEIGHING NOT MORE THAN 90kg PER METRE OF WIDTH FOR SANDY OR LIGHT SOILS. WATER AS NECESSARY TO KEEP THE SOIL MOIST TO A DEPTH OF 100mm. PROTECT NEWLY TURFED AREAS AGAINST TRAFFIC UNTIL GRASS IS ESTABLISHED. FERTILISE TWO WEEKS AFTER LAYING FERTILISE A.B.S 'TOP DRESS' THE TURF WHEN IT IS ESTABLISHED TO A DEPTH OF 10mm WITH COARSE WASHED RIVER SAND. RUB THE DRESSING WELL INTO THE JOINTS AND CORRECT ANY UNEVENNESS IN THE TURF SURFACES.

17. LANDSCAPE MAINTENANCE PROGRAM

MAINTENANCE SHALL MEAN THE CARE & MAINTENANCE OF THE LANDSCAPE WORKS BY ACCEPTED HORTICULTURAL PRACTICE AS RECTIFYING ANY DEFECTS THAT BECOME APPARENT IN THE LANDSCAPE WORKS UNDER NORMAL USE. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, WATERING, MOWING, FERTILISING, RESEEDING, RETURFING, WEEDING, PEST & DISEASE CONTROL, STAKING & TYING, REPLANTING, CULTIVATION, PRUNING, AERATING, RENOVATING, TOP DRESSING, MAINTAINING THE SITE IN A NEAT AND TIDY CONDITION.

MAINTENANCE TO GREEN ROOFS TO BE UNDERTAKEN ON FOOT. MAINTENANCE ACTIVITIES TO GREEN ROOFS TO BE ACCESSED THROUGH DOORS AND EQUIPPED WITH FALL ARREST SAFETY HARNESS AND STATIC LINE SYSTEM.

18. GENERAL

THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE WORKS FOR THE TERM OF THE MAINTENANCE (OR PLANT ESTABLISHMENT) PERIOD TO THE SATISFACTION OF THE COUNCIL. THE LANDSCAPE CONTRACTOR SHALL ATTEND TO THE SITE ON A WEEKLY BASIS.

19. WATERING

GRASS, TREES & GARDEN AREAS SHALL BE WATERED REGULARLY SO AS TO ENSURE CONTINUOUS HEALTHY GROWTH.

20. RUBBISH REMOVAL

DURING THE TERM OF THE MAINTENANCE PERIOD THE LANDSCAPE CONTRACTOR SHALL REMOVE RUBBISH THAT MAY OCCUR & REOCCUR THROUGHOUT THE MAINTENANCE PERIOD. THIS WORK SHALL BE CARRIED OUT REGULARLY SO THAT AT WEEKLY INTERVALS THE AREA MAY BE OBSERVED IN A COMPLETELY CLEAN AND TIDY CONDITION.

21. REPLACEMENTS

THE LANDSCAPE CONTRACTOR SHALL REPLACE ALL PLANTS THAT ARE MISSING, UNHEALTHY OR DEAD AT THE LANDSCAPE CONTRACTOR'S COST. REPLACEMENTS SHALL BE OF THE SAME SIZE, QUALITY AND SPECIES AS THE PLANT THAT HAS FAILED UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENTS SHALL BE MADE ON A CONTINUING BASIS NOT EXCEEDING TWO (2) WEEKS AFTER THE PLANT HAS DIED OR IS SEEN TO BE MISSING.

22. STAKES AND TIES

THE LANDSCAPE CONTRACTOR SHALL REPLACE OR ADJUST PLANT STAKES, & TREE GUARDS AS NECESSARY OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. REMOVE STAKES & TIES AT THE END OF THE MAINTENANCE PERIOD IF SO DIRECTED.

23. PRUNING

TREES & SHRUBS SHALL BE PRUNED AS DIRECTED BY THE LANDSCAPE ARCHITECT. PRUNING WILL BE DIRECTED AT THE MAINTENANCE OF THE DENSE FOLIAGE OR MISCELLANEOUS PRUNING & BENEFICIAL TO THE CONDITION OF THE PLANTS. ANY DAMAGED GROWTH SHALL BE PRUNED. ALL PRUNED MATERIAL SHALL BE REMOVED FROM THE SITE.

24. MULCHED SURFACES

ALL MULCHED SURFACES SHALL BE MAINTAINED IN A CLEAN AND TIDY CONDITION & BE REINSTATED IF NECESSARY TO ENSURE THAT A DEPTH OF 75MM IS MAINTAINED. ENSURE MULCH IS KEPT CLEAR OF PLANT STEMS AT ALL TIMES.

25. PEST AND DISEASED CONTROL

THE LANDSCAPE CONTRACTOR SHALL SPRAY AGAINST INSECT & FUNGUS INFESTATION WITH ALL SPRAYING TO BE CARRIED OUT IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. REPORT ALL INSTANCES OF PESTS & DISEASES (IMMEDIATELY THAT THEY ARE DETECTED) TO THE LANDSCAPE ARCHITECT.

26. GRASS & TURF AREAS

THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL GRASS & TURF AREAS BY WATERING, WEEDING, DRESSING, ROLLING, MOWING, TRIMMING OR OTHER OPERATIONS AS NECESSARY. SEED & TURF SPECIES SHALL BE THE SAME AS THE ORIGINAL SPECIFIED MIXTURE. GRASS & TURF AREAS SHALL BE SPRAYED WITH APPROVED SELECTIVE HERBICIDE AGAINST BROAD LEAFED WEEDS AS REQUIRED BY THE LANDSCAPE ARCHITECT & IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. GRASS & TURF AREAS SHALL BE FERTILISED ONCE A YEAR IN AUTUMN WITH 'DYNAMIC LIFTER' FOR LAWNS AT A RATE OF 20kg PER 100m². FERTILISER SHALL BE WATERED IN IMMEDIATELY AFTER APPLICATION. IRREGULARITIES IN THE GRASS & TURF SHALL BE WATERED IN IMMEDIATELY AFTER APPLICATION. GRASS & TURF AREAS SHALL BE KEPT MOWN TO MAINTAIN A HEALTHY AND VIGOROUS SWARD. MOWING HEIGHT: 30-50mm.

27. WEED ERADICATION

ERADICATE WEEDS BY ENVIRONMENTALLY ACCEPTABLE METHODS USING A NON-RESIDUAL GLYPHOSATE HERBICIDE (eg. 'ROUNDUP') IN ANY OF ITS REGISTERED FORMULAE, AT THE RECOMMENDED MAXIMUM RATE. REGULARLY REMOVE BY HAND, WEED GROWTH THAT MAY OCCUR OR RECUR THROUGHOUT GRASSSED, PLANTED AND MULCHED AREAS. REMOVE WEED GROWTH FROM AN AREA 750mm Ø AROUND THE BASE OF TREES IN GRASSSED AREAS. CONTINUE ERADICATION THROUGHOUT THE COURSE OF THE WORKS AND DURING THE MAINTENANCE PERIOD.

28. SOIL SUBSIDENCE

ANY SOIL SUBSIDENCE OR EROSION WHICH MAY OCCUR AFTER THE SOIL FILLING AND PREPARATION OPERATIONS SHALL BE MADE GOOD BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE CLIENT.

LEGEND

GENERAL

PROJECT EXTENT OF WORKS

PROPERTIES BOUNDARIES

WORKS TO BE REMOVED

SECURITY FENCE

EXISTING TREE TO BE RETAINED

EXISTING TREE TO BE REMOVED

PROPOSED TREES

PROPOSED SHRUBS

GARDEN PLANTING ZONE

TURF AREA

PROPOSED PALISADE FENCE

CONCRETE PAVING PEDESTRIAN

CONCRETE PAVING VEHICULAR

CONCRETE PAVERS

CONCRETE STEPPERS

BRICK RETAINING WALL

SEATING

NOTES

- FOR ALL PROPOSED LEVELS SHOWN INDICATIVE ONLY
- FOR ACCURATE LOCATION OF DRAINS,PITS AND UTILITIES, REFER TO SURVEY AND CIVIL DOCUMENTATION
- DETAIL PLANTING ARRANGEMENT REFER TO PLANTING PLAN

DesignInc

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Richard Does 8126
Cathryn Drew-Bredin 7269
Mary Anne McGirr 10946

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CLIENT



PROJECT

CABRAMATTA WEST
SENIORS HOUSING

PROJECT ADDRESS

2-4 SATARA AVENUE, 5 SYDNEY LUKER ROAD,
1-3 UTZON ROAD CABRAMATTA WEST

P5	27/02/2025	DA Submission
P4	14/02/2025	DRAFT DA Submission
P3	24/01/2025	DA Submission
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P1	22/11/2024	100% Concept Design

NO. DATE REVISION



PROJECT N°. P23-182
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SCALE As indicated @ A1
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TITLE

GENERAL NOTES &
LEGEND
DRAWING N°. LA-0002
REVISION P5



- LEGEND
- RETAINED EXISTING TREE
 - MAIN ENTRANCE
 - REAR ENTRANCE
 - ACCESSIBLE ENTRY FROM SATARA AVE
 - NATIVE/DROUGHT TOLERANT PLANTING AROUND RETAINED PINE TREE
 - COMMUNAL OPEN LAWN SPACE
 - PRIVATE COURTYARDS
 - RESIDENT AND VISITOR PARKING

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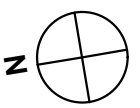
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PROJECT
**CABRAMATTA WEST
SENIORS HOUSING**

PROJECT ADDRESS
2-4 SATARA AVENUE, 5 SYDNEY LUKER ROAD,
1-3 UTZON ROAD CABRAMATTA WEST

NO.	DATE	REVISION
P5	27/02/2025	DA Submission
P4	14/02/2025	Draft DA Submission
P3	24/01/2025	Draft DA Submission
P2	17/01/2025	Draft DA Submission
P1	22/11/2024	100% Concept Design



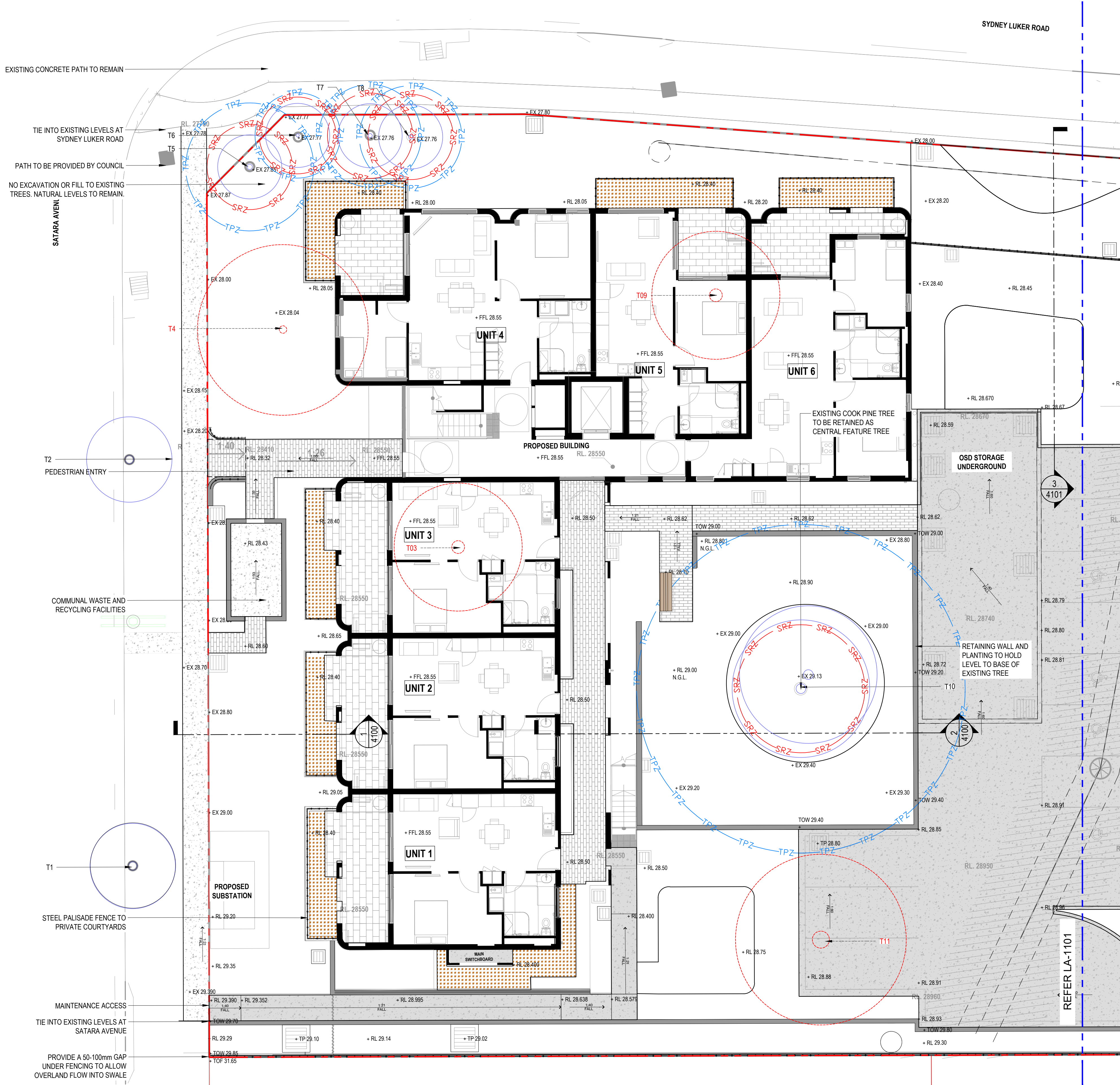
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STATUS
SCALE
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CHECKED BY MD
DATE CREATED 13/11/24

TITLE
**OVERALL SITE
PLAN
DRAWING N°.
LA-1000**

REVISION
P5



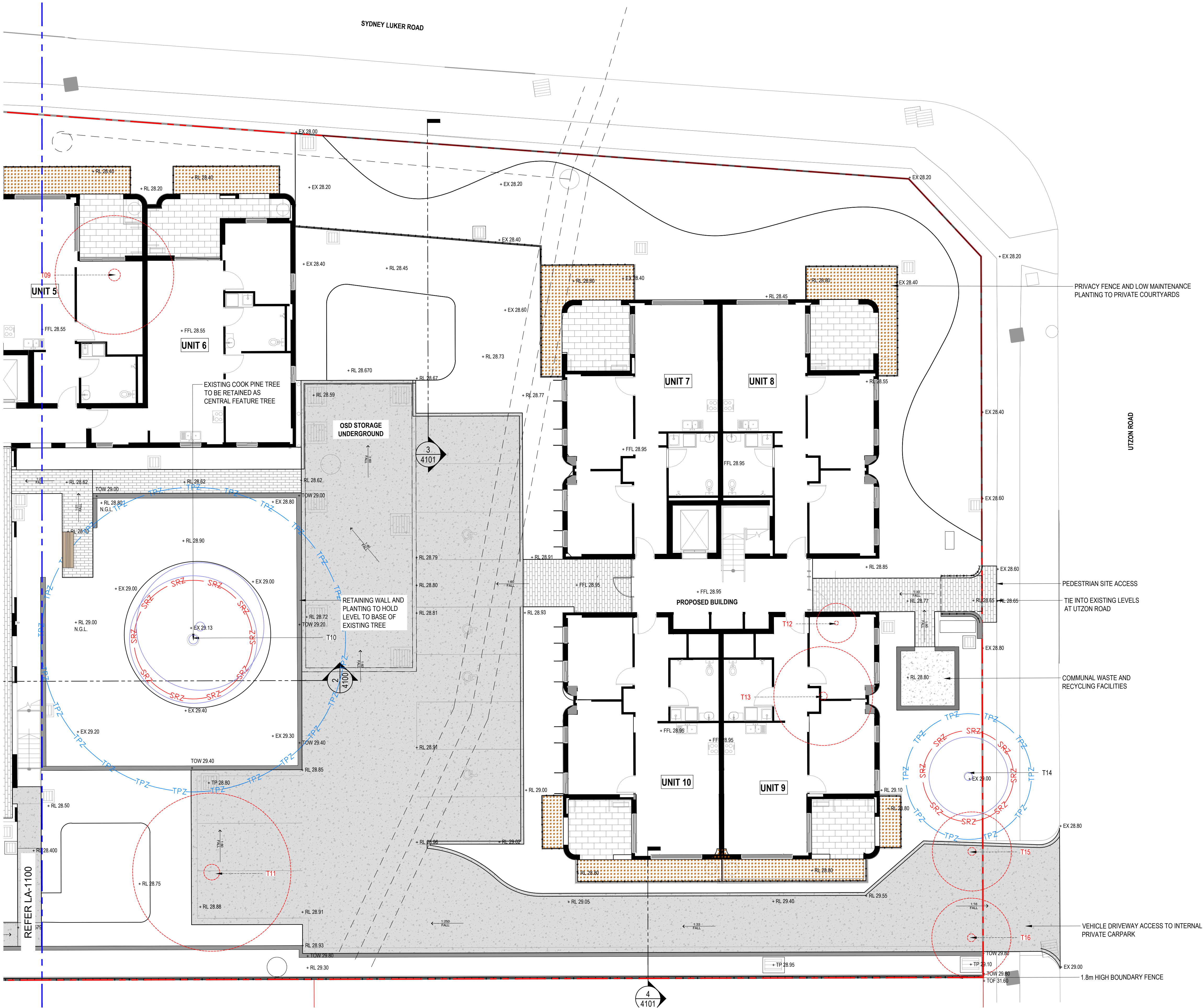
LEGEND

HARDWORKS

- PROJECT EXTENT OF WORKS
- PROPERTIES BOUNDARIES
- WORKS TO BE REMOVED
- PROPOSED PALISADE FENCE
- CONCRETE PAVING PEDESTRIAN
- CONCRETE PAVING VEHICULAR
- CONCRETE PAVERS
- CONCRETE STEPPERS
- BRICK RETAINING WALL
- SEATING
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED

NOTES

- FOR ALL PROPOSED LEVELS SHOWN INDICATIVE ONLY
- FOR ACCURATE LOCATION OF DRAINS, PITS AND UTILITIES, REFER TO SURVEY AND CIVIL DOCUMENTATION
- DETAIL PLANTING ARRANGEMENT REFER TO PLANTING PLAN



LEGEND

HARDWORKS

PROJECT EXTENT OF WORKS

PROPERTIES BOUNDARIES

WORKS TO BE REMOVED

PROPOSED PALISADE FENCE

CONCRETE PAVING
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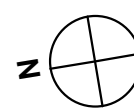


PROJECT

CABRAMATTA WEST SENIORS HOUSING

PROJECT ADDRESS
2-4 SATARA AVENUE, 5 SYDNEY LUKER ROAD,
1-3 UTZON ROAD CABRAMATTA WEST

NO.	DATE	REVISION
P5	26/02/2025	DA Submission
P4	14/02/2025	Draft DA Submission
P3	24/01/2025	Draft DA Submission
P2	17/01/2025	Draft DA Submission
P1	22/11/2024	100% Concept Design



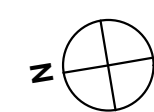
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SCALE
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TITLE





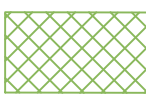

GENERAL ARRANGEMENT PLAN DRAWING N°. LA-1101

REVISION
P5



LEGEND

SOFTWARES

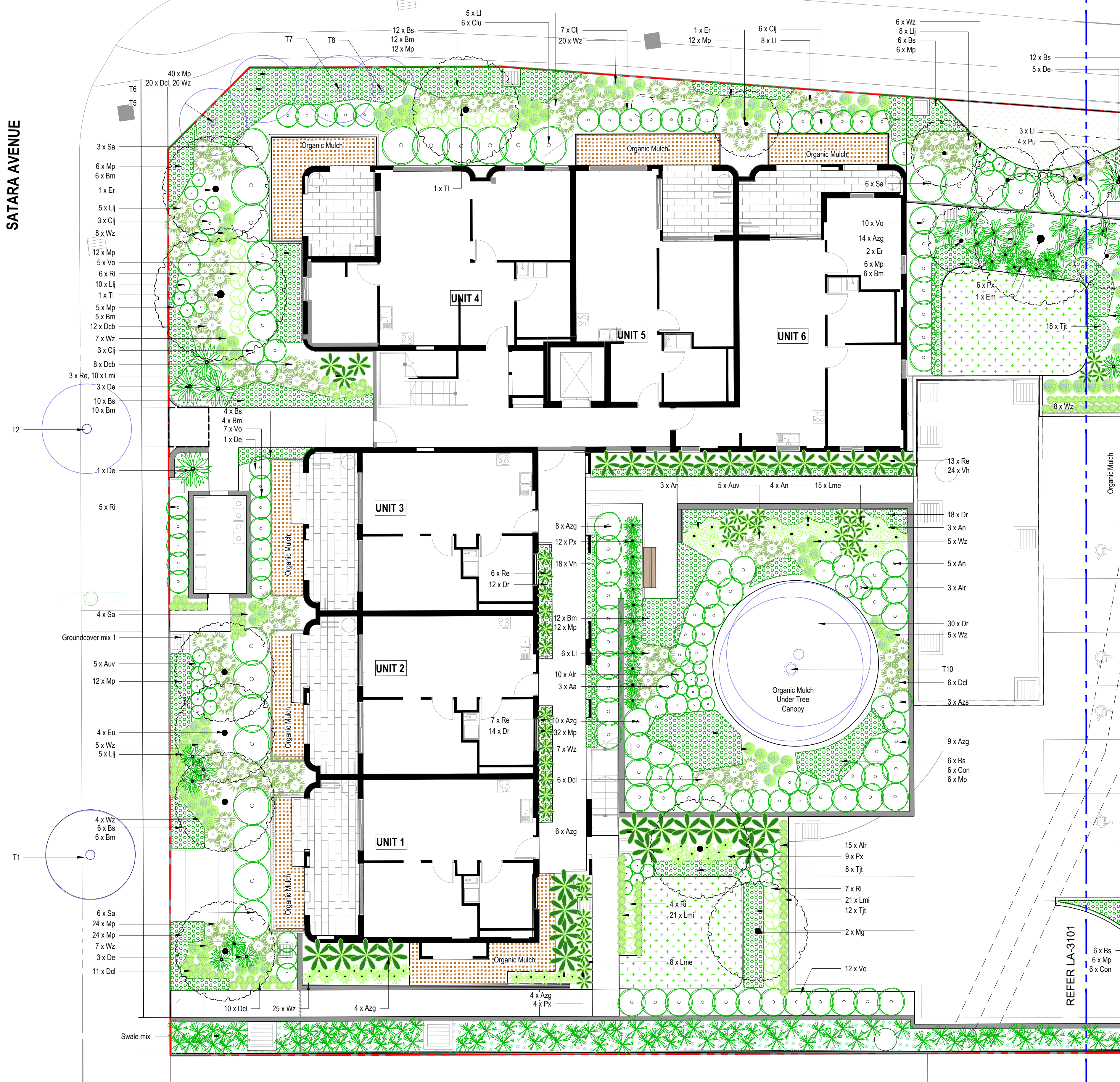
-  EXISTING TREE TO BE RETAINED
-  EXISTING TREE TO BE REMOVED
-  PROPOSED TREES
-  PROPOSED SHRUBS, GRASSES AND ACCENTS
-  COMMUNAL LANDSCAPE PLANTING AREA
-  TURF AREA

NOTES

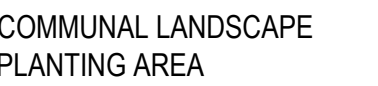
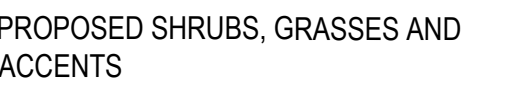
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- REFER TO SHEET LA-6100 FOR DETAILED PLANTING SCHEDULE

SATARA AVENUE

SYDNEY LUKER ROAD



REFER LA-3101



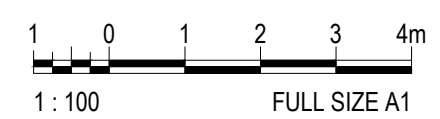
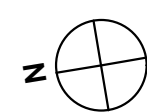
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UTZON ROAD

CABRAMATTA WEST SENIORS HOUSING



PLANTING PLAN



1 SECTION 1 - PRIVATE COURTYARD INTERFACE
SCALE 1:50



2 SECTION 2 - COMMON LAWN SPACE TO CARPARK
SCALE 1:50

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PROJECT

CABRAMATTA WEST
SENIORS HOUSING

PROJECT ADDRESS
2-4 SATARA AVENUE, 5 SYDNEY LUKER ROAD,
1-3 UTZON ROAD CABRAMATTA WEST

NO.	DATE	REVISION
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P4	14/02/2025	Draft DA Submission
P3	24/01/2025	Draft DA Submission
P2	17/01/2025	Draft DA Submission
P1	22/11/2024	100% Concept Design

PROJECT N°.	P23-182
STATUS	DA
SCALE	As indicated @ A1
DRAWN BY AD	CHECKED BY MD
DATE CREATED	13/11/24

TITLE

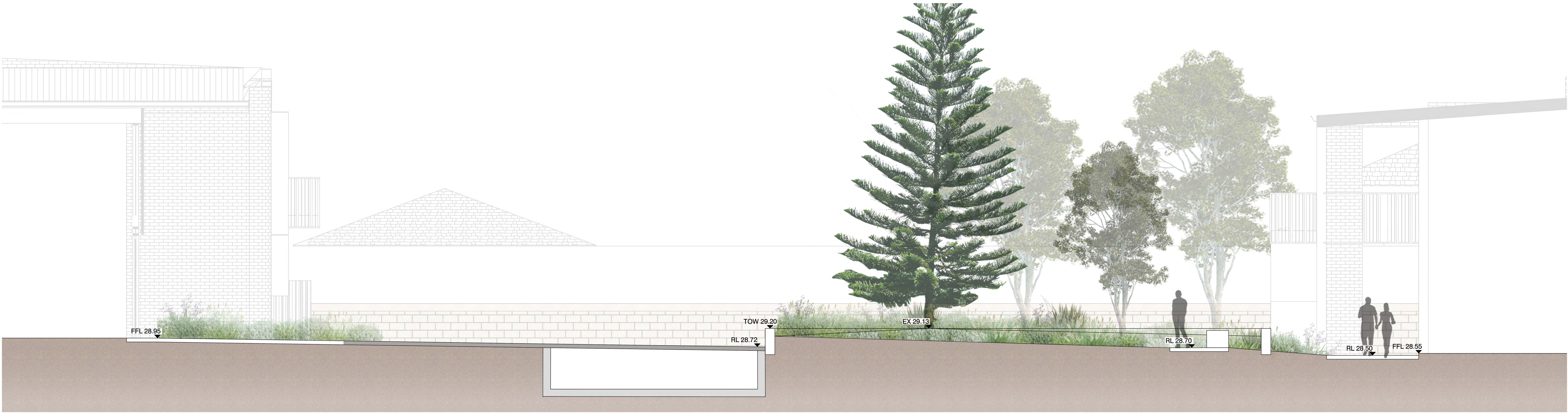
SECTIONS & ELEVATIONS

DRAWING N°.

LA-4100

REVISION

P5



1 SECTION 3 - PUBLIC LAWN SPACE TO CARPARK
SCALE 1:50

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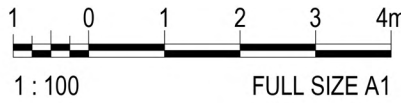
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PROJECT
**CABRAMATTA WEST
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PROJECT ADDRESS
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1-3 UTZON ROAD CABRAMATTA WEST

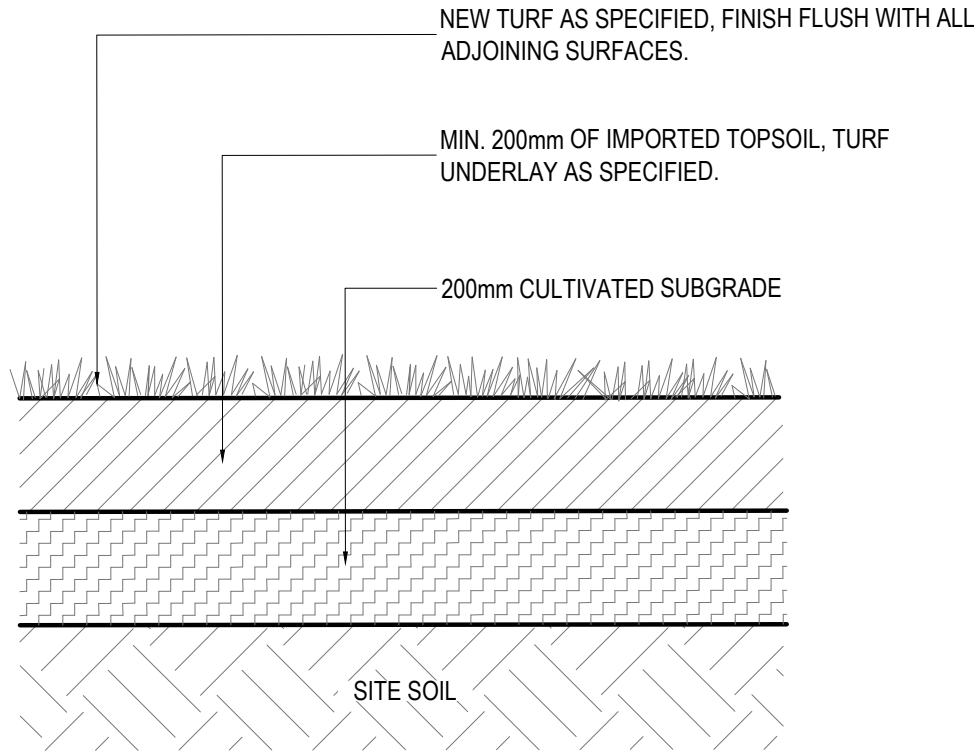
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P2	17/01/2025	Draft DA Submission
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PROJECT N°. P23-182
STATUS DA
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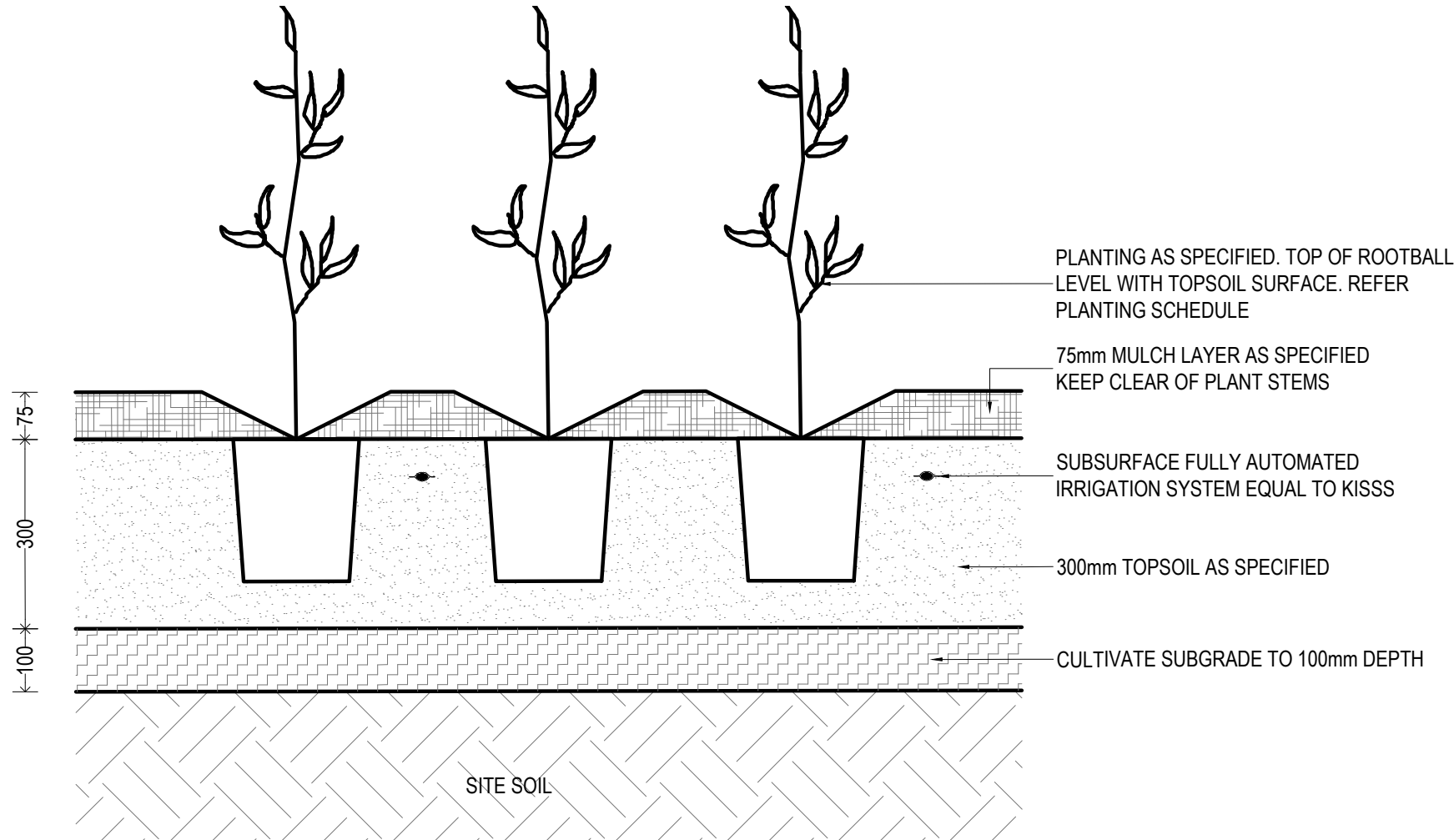


TITLE
SECTIONS & ELEVATIONS
DRAWING N°. **LA-4101**
REVISION **P5**

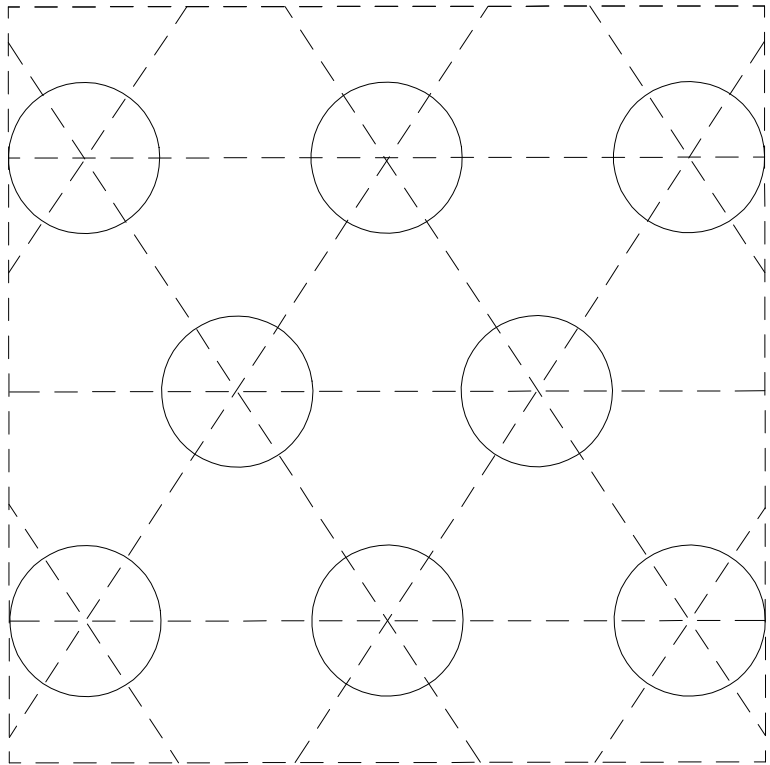
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LAWN IN DEEP SOIL
SCALE 1:10



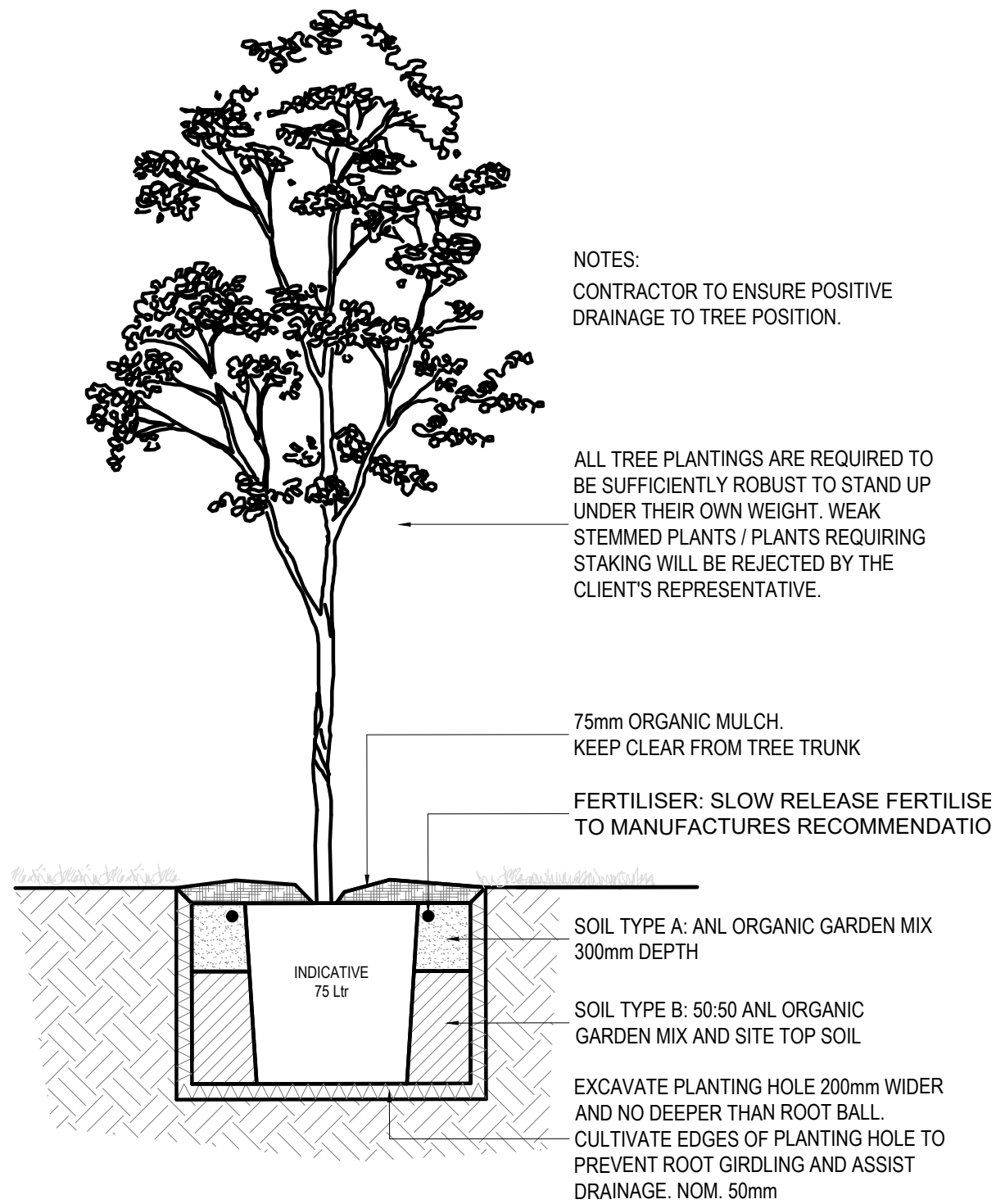
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MASS PLANTING IN DEEP SOIL
SCALE 1:10



3
-
TYPICAL MASS PLANTING ARRANGEMENT
SCALE 1:10



4
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TREE IN DEEP SOIL
SCALE 1:20



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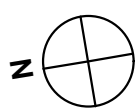
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PROJECT
**CABRAMATTA WEST
SENIORS HOUSING**
PROJECT ADDRESS
2-4 SATARA AVENUE, 5 SYDNEY LUKER ROAD,
1-3 UTZON ROAD CABRAMATTA WEST

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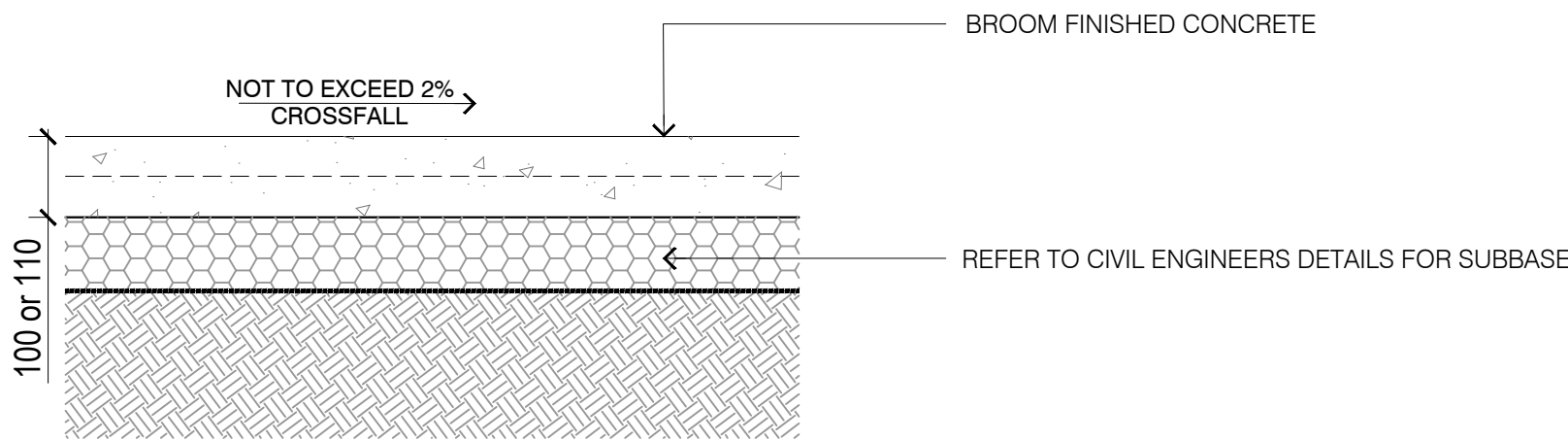
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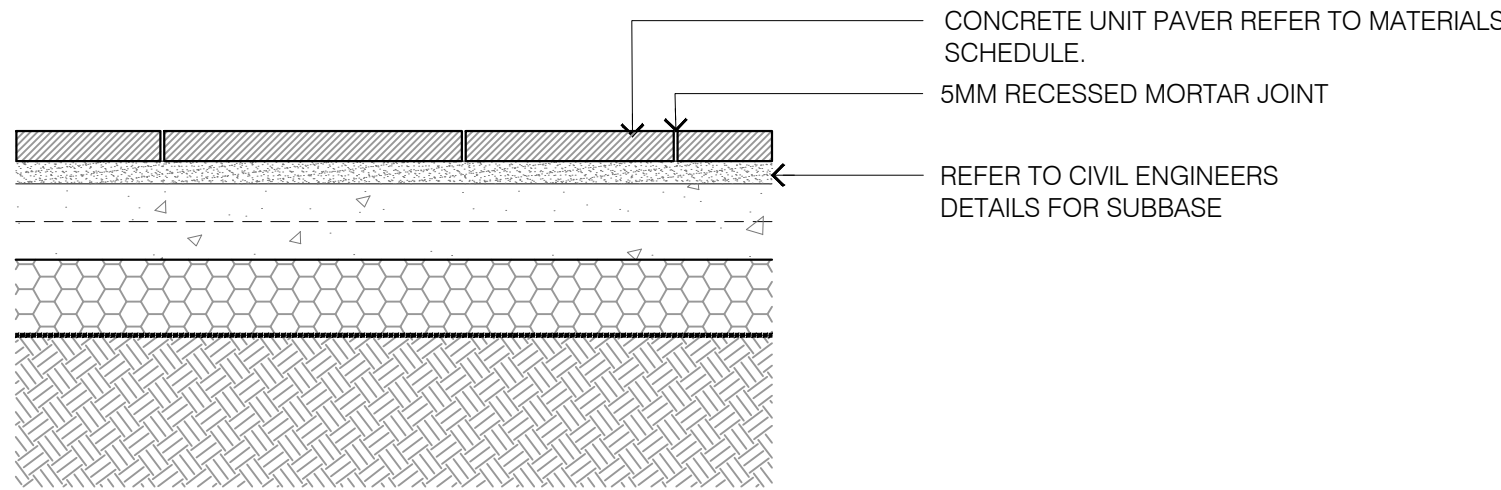
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LANDSCAPE DETAILS
SHEET 1
DRAWING N°. LA-5100

REVISION
P5

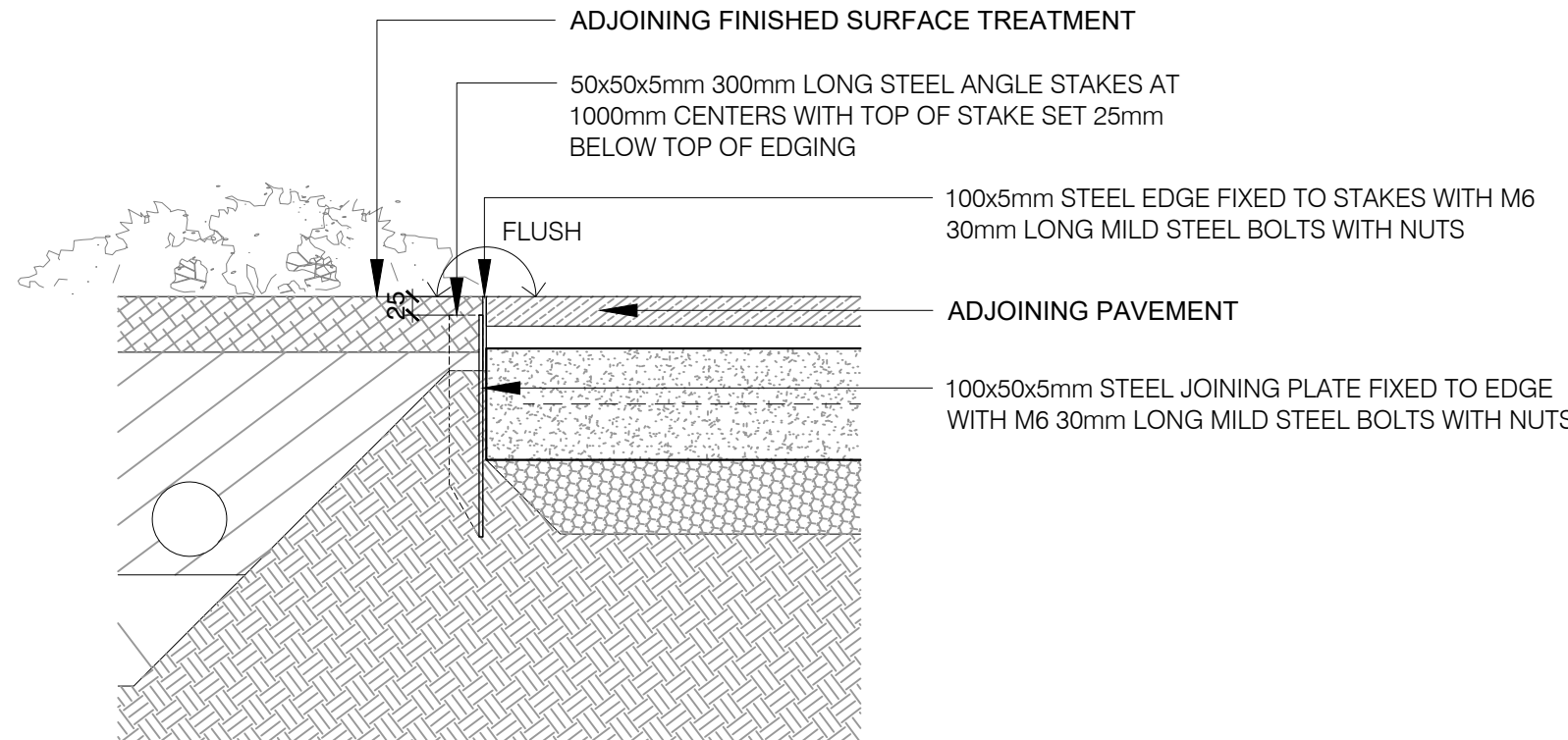
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CONCRETE PAVEMENT - PEDESTRIAN
SCALE 1:10



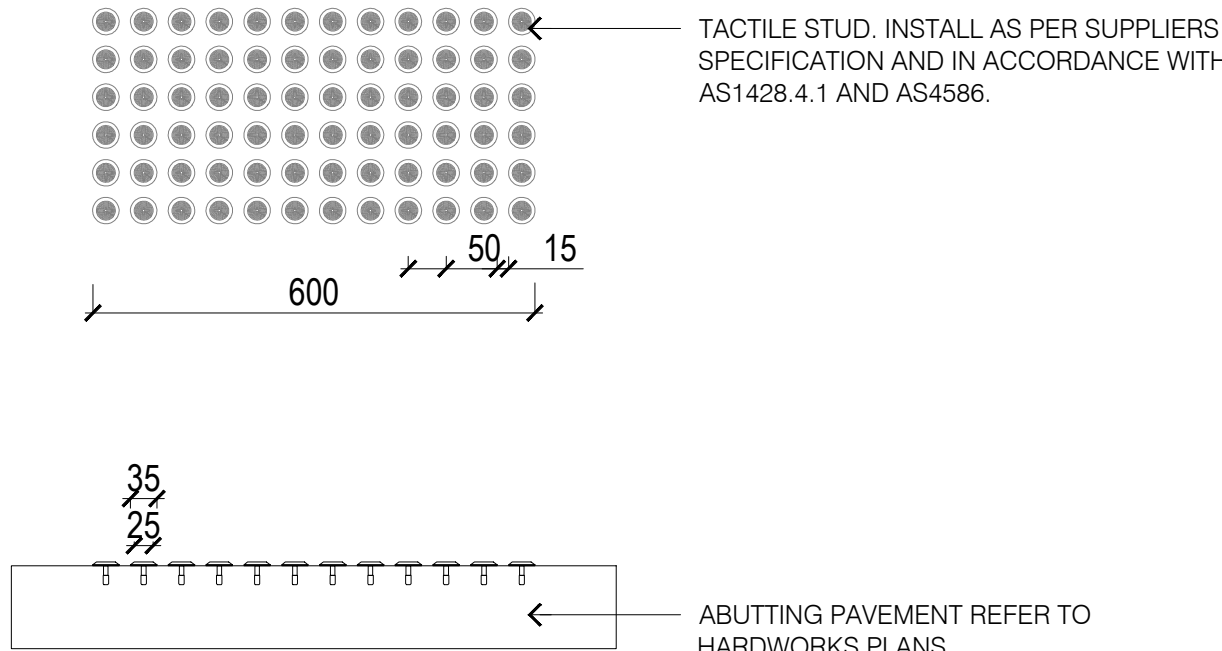
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CONCRETE UNIT PAVER
SCALE 1:10



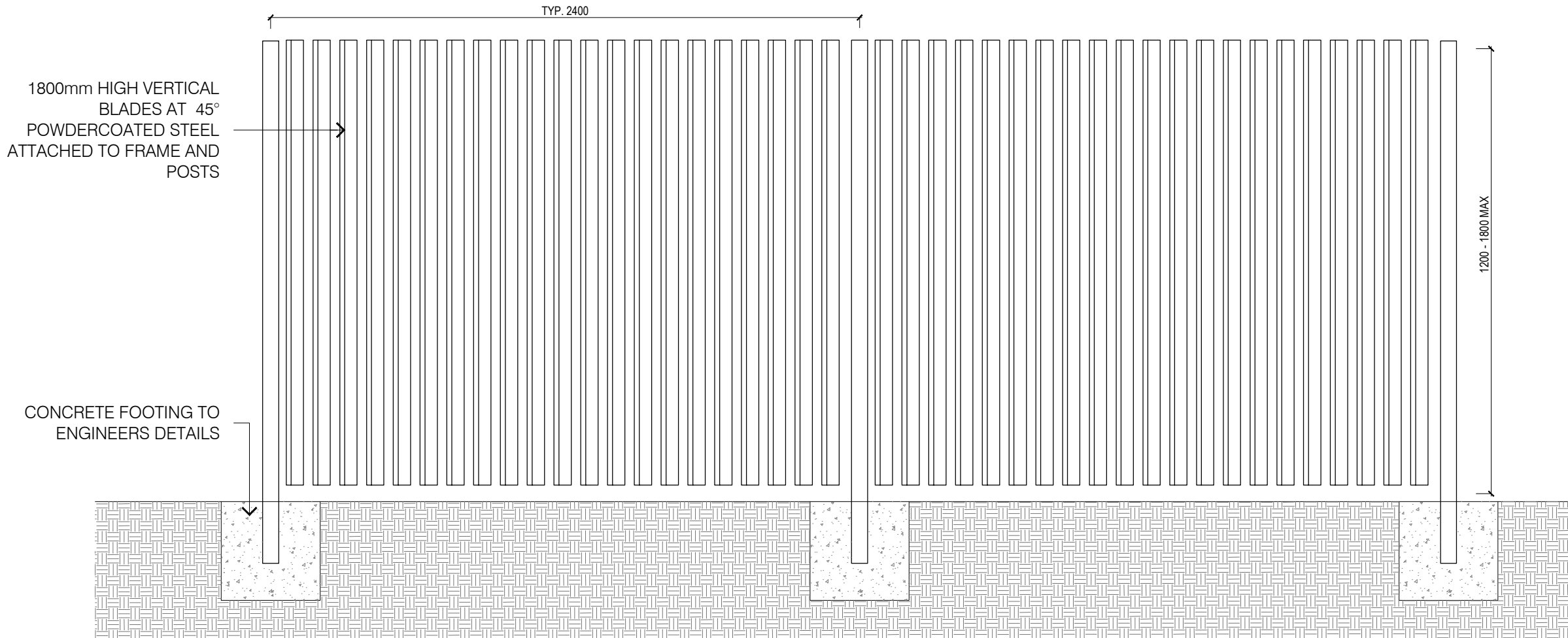
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STEEL EDGE TO PLANTING
SCALE 1:10



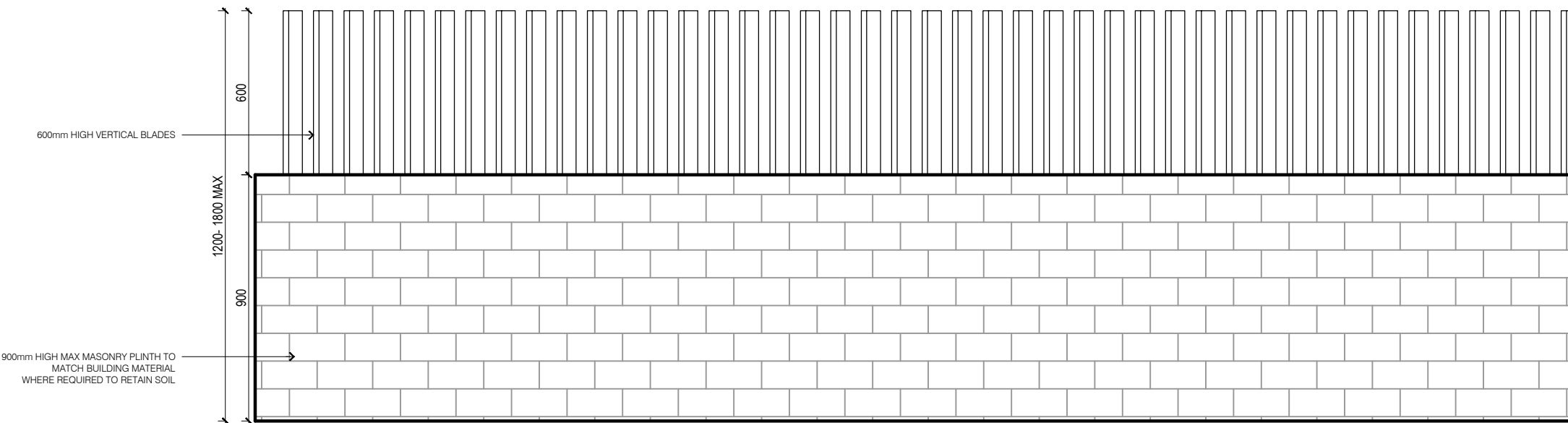
4
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TYPICAL TACTILE INDICATORS
SCALE 1:10



5
-
TYPICAL PALISADE FENCING ELEVATION DETAIL
SCALE 1:20



6
-
PALISADE FENCING ON RETAINING WALL - TYPICAL
SCALE 1:10



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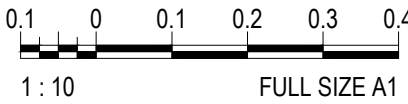


PROJECT
CABRAMATTA WEST
SENIORS HOUSING
PROJECT ADDRESS
2-4 SATARA AVENUE, 5 SYDNEY LUKER ROAD,
1-3 UTZON ROAD CABRAMATTA WEST

NO.	DATE	REVISION
P5	27/02/2025	DA Submission
P4	14/02/2025	Draft DA Submission
P3	24/01/2025	Draft DA Submission
P2	17/01/2025	Draft DA Submission
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TITLE
LANDSCAPE DETAILS
SHEET 2
DRAWING N°. LA-5101

REVISION
P5

Planting Schedule					
Code	Botanical Name	Common Name	Mature Size	Pot Size	Quantity
Trees					
*Er	Elaeocarpus reticulatus	Blueberry Ash	10m	100L	4
*Eu	Elaeocarpus eumundii	Eumundi Quondong	10m	100L	4
*Em	Eucalyptus molucanna	Grey Box	25m	100L	1
Mg	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	6m	100L	2
Pu	Pyrus usseriensis	Manchurian Pear	8m	100L	7
*TI	Tristaniopsis laurina	Water Gum	12m	100L	4
				TOTAL	22
Shrubs and Accents					
*An	Alpinia nutans	Dwarf Cardamon	1-2m	200mm	19
*Azg	Alpinia zerumbet cv. 'Green Shell'	Green Shell Ginger	1.5m	200mm	60
Alr	Altemanthera 'Little Ruby'	Dwarf Altemanthera	0.4m	200mm	33
*Aa	Asplenium australasicum	Birds Nest Fern	0.5m	200mm	6
*Ccc	Callistemon 'Captain Cook'	Red Bottle Brush	3m	200mm	22
*CIj	Callistemon 'Little John'	Dwarf Bottlebrush	1m	200mm	37
Clu	Camellia sasanqua 'Lucinda'	Camellia	2.5m	200mm	14
*De	Doryanthes excelsa	Gymea Lily	2m	200mm	31
Px	Philodendron xanadu		1m	200mm	71
Ri	Raphiolepis indica	Raphiolepis	1m	200mm	22
Re	Rhapis excelsa	Lady Palm	2m	200mm	29
*Sa	Syzygium australe 'Resilience'	Lilly Pilly	2.5m	300mm	53
Vo	Viburnum odoratissimum	Sweet Viburnum	2.5m	200mm	48
*Wz	Westringia zena	Dwarf Coastal Rosemary	1m	200mm	148
				TOTAL	593
Grasses & Groundcovers					
*Auv	Anigozanthos 'Ruby Velvet'	Ruby Kangaroo Paw	0.7m	140mm	13
*Bs	Banksia spinulosa 'Birthday Candles'	Banksia	0.7m	140mm	121
*Bm	Brachyscome multifida	Cut Leaf Daisy	0.3m	140mm	107
*Cg	Carpobrotus glaucescens	Pig Face	0.2m	140mm	16
Con	Convolvulus 'Morrocan Beauty'	Convolvulus	0.3m	140mm	6
*Dcl	Dianella caerulea 'Little Jess'	Native Flax	0.4m	140mm	68
*Dcb	Dianella caerulea 'Breeze'	Blue Flax Lily	0.6m	140mm	20
*Dr	Dichondra repens	Kidney Weed	0.2m	140mm	74
Lme	Liriope muscari 'Evergreen Giant'	Giant Liriope	0.6m	140mm	23
Lmi	Liriope muscari 'Isabella'	Liriope	0.4m	140mm	52
*LI	Lomandra longifolia	Spiny-head mat-rush	1m	140mm	33
*LIj	Lomandra longifolia 'Lime Jet'	Lime Mat Rush	0.7m	140mm	47
*Mp	Myoporum parvifolium	Creeping Boobialla	0.3m	140mm	231
Tjt	Trachelospermum jasminoides 'Tri Colour'	Tri Colour Star Jasmine	0.3m	140mm	38
*Vh	Viola hederacaea	Native Violet	0.3m	140mm	36
				TOTAL	885
Swale Planting					
*Ci	Carex inversa	Knob Sedge	1m	140mm	60
*LI	Lomandra longifolia	Spiny-head mat-rush	1m	140mm	60
*LIj	Lomandra longifolia 'Lime Jet'	Lime Mat Rush	0.7m	140mm	60
*In	Isolepis nodosa	Knobby Club Rush	0.6m	140mm	60
*Tt	Themeda triandra	Kangaroo Grass	1m	140mm	60
				TOTAL	300
Notes:					
1. * Low water use Native Plant Species.					
2. Where multiple Groundcovers & Climbers are nominated for one area, cluster species in groups of 3 with mass planting to be evenly and neatly distributed and placed away from adjoining trees and shrub planting.					

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Nominated Architects			
Ian Armstrong	7260	Cathryn Drew-Bredin	7269
Richard Does	8126	Mary Anne McGirr	10946

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PROJECT
CABRAMATTA WEST
SENIORS HOUSING
PROJECT ADDRESS
2-4 SATARA AVENUE, 5 SYDNEY LUKER ROAD,
1-3 UTZON ROAD CABRAMATTA WEST

P5	27/02/2025	DA Submission
P4	14/02/2025	Draft DA Submission
P3	24/01/2025	Draft DA Submission
P2	17/01/2025	Draft DA Submission
P1	22/11/2024	100% Concept Design

NO. DATE REVISION

PROJECT N°.	P23-182
STATUS	DA
SCALE	As indicated @ A1
DRAWN BY AD	CHECKED BY MD
DATE CREATED	13/11/24

TITLE
PLANTING SCHEDULE
DRAWING N°. LA-6100
REVISION
P5



PV-1 CONCRETE UNIT PAVING
URBAN STONE 'WHITE ASH COTTESLOE MILLED'
400x400x60 STANDARD EXPOSED AGGREGATE
PAVER OR SIMILAR TO P5 SLIP RATING



WAL-1 CONCRETE BLOCK RETAINING WALL
ADBRI MASONRY 'VERSALOC' CONCRETE BLOCK
400x190x200 NATURAL FINISH OR SIMILAR



WAL-2A BRICK FINISH TYPE 1
'BOWRAL SIMMENTAL SILVER' 76mm
NORTHERN BUILDING



WAL-2B BRICK FINISH TYPE 2
'NUBRIK ARTISAN WOLF' 76mm
SOUTHERN BUILDING



FEN-1A PALISADE FENCING
45 DEGREE PALISADE MONUMENT POWDERCOAT



FEN-1B PALISADE FENCING
45 DEGREE PALISADE MONUMENT POWDERCOAT
ON BRICK PLINTH



ST-1 TIMBER BENCH SEATING
MOSURBAN 'TAYLOR SEAT'
1800x790x590 POWDERCOATED STEEL FRAME
WITH AUSTRALIAN HARDWOOD SLATS



ORGANIC MULCH
AUSTRALIAN NATIVE LANDSCAPES 'EUCALYPT
BARK MULCH'

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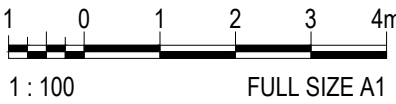
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PROJECT
**CABRAMATTA WEST
SENIORS HOUSING**
PROJECT ADDRESS
**2-4 SATARA AVENUE, 5 SYDNEY LUKER ROAD,
1-3 UTZON ROAD CABRAMATTA WEST**

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PROJECT N°.	P23-182
STATUS	DA
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DATE CREATED	13/11/24



TITLE
MATERIALS PALETTE
DRAWING N°.
LA-6101
REVISION
P5